



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

RAWHIDE SPRINGS RANCH

307± ACRES • CAMP WOOD, TX • UVALDE CO.

\$836,575



OUTDOOR
RECREATIONAL
PARADISE

QUALITY ROUGH-IN
RANCH ROAD SYSTEM

HISTORICALLY PLATTED
RAWHIDE SPRING

RAWHIDE MOUNTAINS
(ONE OF THE SUMMITS
OF UVALDE COUNTY)

ABUNDANT ARRAY OF
SIZABLE WILDLIFE



BRANDON BOWNDS
BROKER

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

307± Acres • Outstanding Hill Country Ranch with Great Potential

LOCATION

Camp Wood, Texas • Uvalde County

Just a short distance South of Camp Wood via TX-55 S

ACCESS

Quality All Weather Ranch Road System leading to the Ranch. A few Rough-In Roads and Trails have been established providing for mobility through some of the Ranch and is awaiting new trails to be made.

WATER

Historically Platted Crystal Clear Flowing Rawhide Spring

Additional Live Springs, Seeps and Small Pools of Water

TOPOGRAPHY

Rawhide Mountains • Known as one of the Summits in Uvalde County

Dramatic Range of Terrain and Elevation Variation. Combination of Uplands, Lowlands, Open Areas and Areas of Dense Tree Coverage.

Exceptional Usable Bottomland Areas with Rich Soils

Mountain Tops • Cliff Sides • Valleys • Canyons • Deep Ravines •
Caves • Limestone Outcroppings • Terraced Rock Formations

VEGETATION

Showcasing Color Changing Leaf Display during Fall Foliage

A Spread of Native Grasses, Rich Soils and Dense Tree Coverage

Including but not limited to: Live Oak, Spanish Oak, Blue Oak, Walnut, Mesquite, Cherry, Guajillo and Mountain Laurel



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WILDLIFE

Impressive Diversity of Habitats. Vegetation sources and Dense Tree Coverage have helped build up an excellent population of wildlife. Some of the Game seen include: Whitetail Deer, Axis, Blackbuck, Aoudad, Sika, Corsican Ram and Mouflon Ram allowing for Excellent Hunting Opportunity. Established game trails. Hog, Turkey, Porcupine, Opossum, Rock Squirrel, Raccoon, Spotted Skunk, Bluebirds, Hummingbirds, Martins, Songbirds.

IMPROVEMENTS & HIGHLIGHTS

Historically Platted Rawhide Spring

Historically Platted Rawhide Mountains - one of the Summits in Uvalde County

Additional Sprouting Springs and Intermittent Seeps

Astonishing Views

Scenic Ridges and Overlooks

Extensive All-Weather Ranch Road leading to the Ranch. Quality Rough-In Ranch Road and Trails

Numerous Building Sites

Excellent Pond Sites

Established Game Trails

COMMENTS

Blank Canvas awaiting Creative Development Potential or Nature's Preserve



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Bring all the Essentials needed for a Successful Hunt • Load the ATV's and UTV's • Pack the Guns, Ammo, Bows, Arrows and Knives • Don't forget the Tents and Sleeping Bags! Classic Outdoor Living at its Best!

Hike, Climb, Explore Hidden Caves • Ride Around and take in the Views • Bird Watch

Desired Silence is punctuated by the Sounds of Wind sweeping through the Mountains

TAXES

Currently Wildlife Exempt

PRICE

\$836,575

TERMS

Cash to Seller, Third Party Finance

CONTACT

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